

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 904/7 Evergreen Mews, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Armadale

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19/20 St Edmonds Rd PRAHRAN 3181	\$482,750	24/01/2025
2	401/8e Evergreen Mews ARMADALE 3143	\$480,000	29/11/2024
3	11/27 Wallace Av TOORAK 3142	\$499,000	29/11/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/02/2025 11:14



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



19/20 St Edmonds Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$482,750

Method: Sold Before Auction

Date: 24/01/2025

Property Type: Apartment



401/8e Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 29/11/2024

Property Type: Apartment



11/27 Wallace Av TOORAK 3142 (REI)

Agent Comments



Price: \$499,000

Method: Private Sale

Date: 29/11/2024

Property Type: Apartment